

**Property Location:**

Intersection Harmony Station Road  
and River Road in Harmony Township  
Property frontage on both roads

**Auction Location:**

Harmony Township Municipal Building  
3003 Belvidere Road, Phillipsburg  
New Jersey 08865



THE PROPERTY IS SOLD "AS IS". All information regarding property for sale is from sources deemed reliable but no warranty or representation is made by any party of Fiedler Realty, LLC or Fiedler Real Estate. Buyers must rely on their own independent inspection and evaluation of the property and related documents and assume all risks associated with the purchase prior to bidding.

1. To receive a bid package, Bidder must register online at [www.frebac.com/auction](http://www.frebac.com/auction)
2. NO ATTORNEY REVIEW. The auction purchase agreement was prepared by the seller's attorney and should be reviewed by your attorney prior to attending the auction; it is a binding contract upon signing.
3. To bid, interested parties must preregister the day of auction inclusive of a \$10,000 Cashier's Check payable to Fiedler Realty Trust Account.
4. A Six (6%) percent buyer's premium will be added to the high bid price and included in the final contract price.

5. The High Bidder must sign an auction purchase agreement immediately after successful winning bid and provide a personal check for balance of 10% of contract price.
6. Closing within 45 days of Live Auction. Balance of contract price paid by certified funds.
7. Financing is available to qualified buyers; however, the auction purchase agreement is not subject to the buyer obtaining a mortgage.
8. Sale subject to seller approval.
9. The Auctioneer may alter the terms and conditions of the sale through announcement prior to starting of the auction.
10. The property is sold strictly in "as is" condition. The buyer is responsible for obtaining all necessary approvals including, but not limited to, a certificate of continued occupancy (if applicable), a certificate of occupancy (if applicable), and all other necessary approvals and certificates prior to occupancy.

Fiedler Realty, LLC d.b.a. Fiedler AM and Fiedler Real Estate is a licensed NJ Real Estate Broker.

Broker Participation is invited, please call for details.

Jeffery J. Fiedler, Broker of Record

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# AUCTION

**Block 45 Lot 2, Harmony Twp, NJ**

## 66+/- Acres

Lot 2 approx. 66 acres; agricultural easement with one acre non-severable exception

**Block 45 Lot 3 and 24, Harmony Twp, NJ**

## 109+/- Acres

Lot 3 and 24 approx. 109 acres; agricultural easement with one acre non-severable exception

**Two deed restricted parcels**  
**Saturday March 4th 2017**  
**at 11:00 AM**

**AUCTION LOCATION:**

Harmony Township Municipal Building  
3003 Belvidere Road • Phillipsburg, NJ 08865

**PROPERTY LOCATION:**

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Road frontage on both roads

**908-852-2586**

**[www.frebac.com/auction](http://www.frebac.com/auction)**



# Harmony Farm Auction

TWO DEED RESTRICTED FARMS ON  
66 ± AND 109 ± ACRES LOCATED IN  
WARREN COUNTY NEW JERSEY

## Auction Date

Saturday - March 4th, 2017

Doors open at 10AM,  
Bidding Starts at 11 AM

## Location

Harmony Township Municipal Building  
3003 Belvidere Road  
Phillipsburg, NJ 08865

## Snow Date

Saturday - March 11th, 2013

## LOT 2

Approx 66 acres; agricultural  
easement with one acre  
non-severable exception

**Washington Loam 78.4%**

**Bartley Loam 15.7**

**Rock Outcrop 5.5**

## Open House Previews

Saturday – February 18th, 2017  
10:00 AM - 12:00 PM

Saturday - February 25th, 2017  
10:00 AM - 12:00 PM

Saturday - March 4th, 2017  
10:00 AM - 11:00 PM

Or by Appointment and the Day of Auction

## Lot 3 & 24

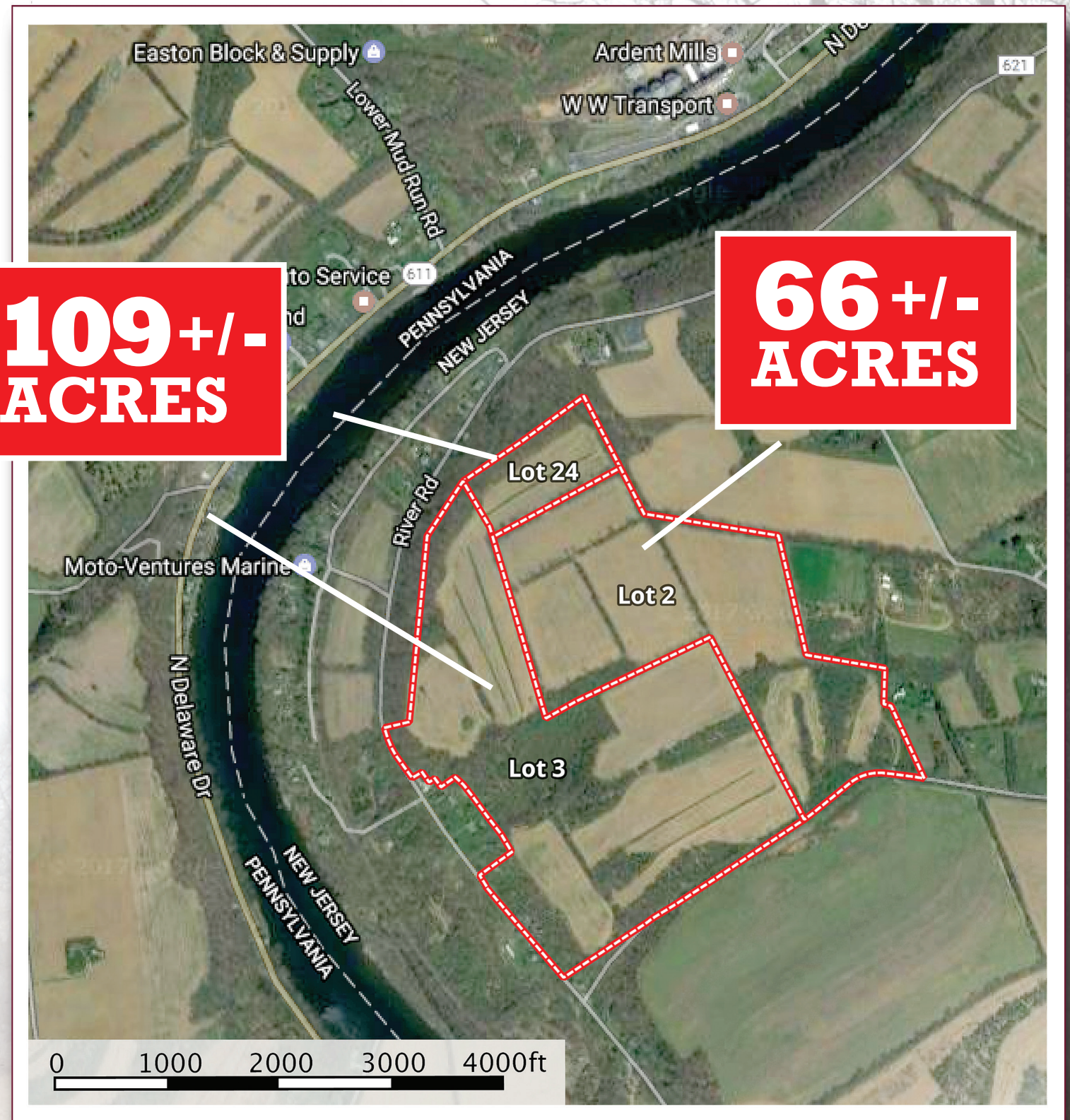
Approx 109 acres; agricultural  
easement with one acre  
non-severable exception

**Washington Loam 69.5%**

**Rock Outcrop 30.2**

**109+/-  
ACRES**

**66+/-  
ACRES**



**FiedlerAM**  
Accelerated Real Estate Marketing

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www.friebac.com

## Bid Package

To receive a complete bid package  
please register at:  
[www.friebac.com/auction](http://www.friebac.com/auction)